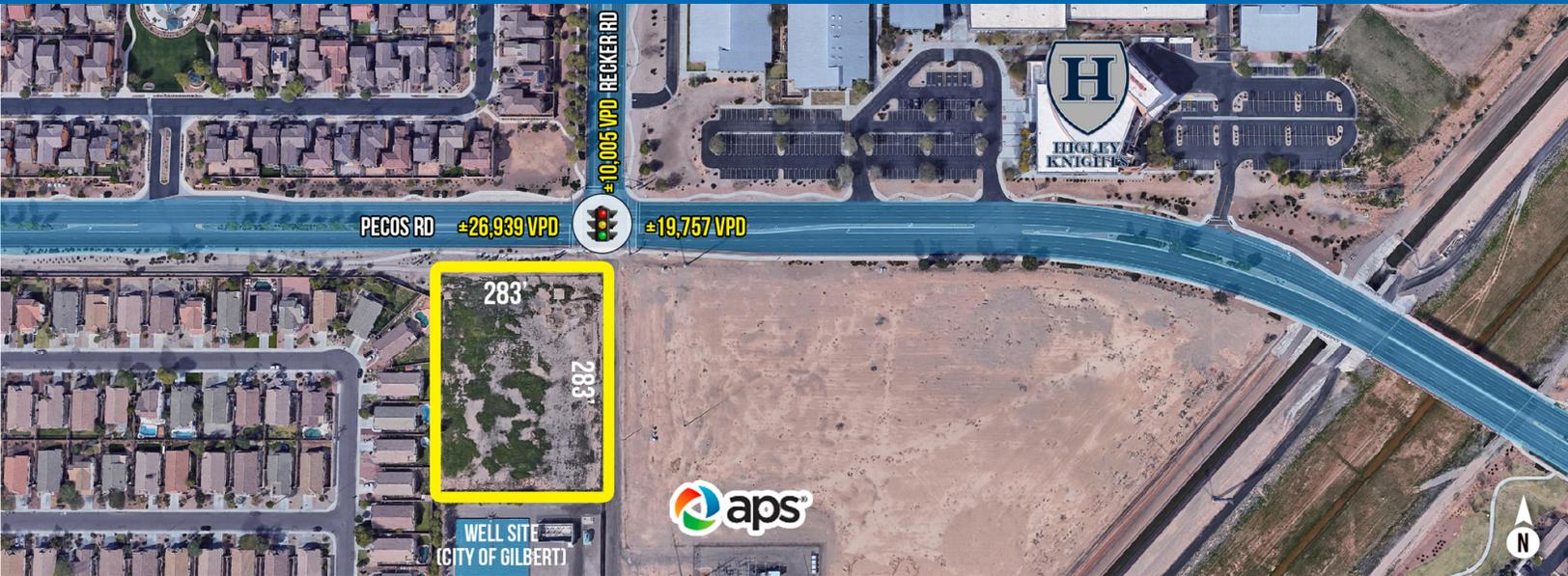


2.5 ACRES AVAILABLE FOR GROUND LEASE OR BUILD-TO-SUIT

SWC Recker Rd & Pecos Rd | Gilbert, AZ



PROPERTY HIGHLIGHTS

- 5 minutes to San Tan Village, ASU Polytechnic and the Loop-202 onramp
- Only commercial land site at the intersection
- 4,600 additional homes planned or under construction within the Cooley Station & Somerset master planned communities
- Pecos Road fully improved from subject through Power Road

TRAFFIC COUNTS

N: ±10,005 VPD (NB & SB)

S: N/A

E: ±19,757 VPD (EB & WB)

W: ±26,939 VPD (EB & WB)

ADOT 2018



DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|-----------------------|-----------|----------|-----------|
| 2019 Total Population | 15,728 | 90,027 | 203,453 |
| 2024 Total Population | 17,558 | 101,099 | 230,222 |
| 2019 Median HH Income | \$100,545 | \$93,168 | \$100,942 |

ESRI 2019 Estimates

WWW.PHOENIXCOMMERCIALADVISORS.COM | 3131 EAST CAMELBACK ROAD, SUITE 340 | PHOENIX, AZ 85016 | 602.957.9800

Contact

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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.





One Page Summary

Recker Rd & Pecos Rd, Gilbert
 -111.703730075 33.2926480030001
 Rings: 1, 3, 5 mile radii

Prepared By Business Analyst Desktop

Latitude: 33.292648
 Longitude: -111.70373

| | 1 mile | 3 miles | 5 miles |
|--|-----------|-----------|-----------|
| Population Summary | | | |
| 2000 Total Population | 458 | 5,865 | 37,647 |
| 2010 Total Population | 12,319 | 65,765 | 144,572 |
| 2019 Total Population | 15,728 | 90,027 | 203,453 |
| 2019 Group Quarters | 7 | 395 | 521 |
| 2024 Total Population | 17,558 | 101,099 | 230,222 |
| 2019-2024 Annual Rate | 2.23% | 2.35% | 2.50% |
| 2019 Total Daytime Population | 9,410 | 73,698 | 157,958 |
| Workers | 1,782 | 26,636 | 51,947 |
| Residents | 7,628 | 47,062 | 106,011 |
| Household Summary | | | |
| 2000 Households | 136 | 1,837 | 11,423 |
| 2000 Average Household Size | 3.37 | 3.16 | 3.29 |
| 2010 Households | 3,825 | 21,709 | 45,636 |
| 2010 Average Household Size | 3.22 | 3.01 | 3.16 |
| 2019 Households | 4,934 | 30,063 | 63,701 |
| 2019 Average Household Size | 3.19 | 2.98 | 3.19 |
| 2024 Households | 5,507 | 33,817 | 71,891 |
| 2024 Average Household Size | 3.19 | 2.98 | 3.20 |
| 2019-2024 Annual Rate | 2.22% | 2.38% | 2.45% |
| 2010 Families | 3,064 | 16,693 | 36,805 |
| 2010 Average Family Size | 3.56 | 3.43 | 3.51 |
| 2019 Families | 3,889 | 22,646 | 50,770 |
| 2019 Average Family Size | 3.55 | 3.42 | 3.56 |
| 2024 Families | 4,320 | 25,338 | 57,120 |
| 2023 Average Family Size | 3.56 | 3.42 | 3.58 |
| 2019-2024 Annual Rate | 2.12% | 2.27% | 2.38% |
| Housing Unit Summary | | | |
| 2019 Housing Units | 5,152 | 32,018 | 66,817 |
| Owner Occupied Housing Units | 74.9% | 71.8% | 76.1% |
| Renter Occupied Housing Units | 20.9% | 22.1% | 19.3% |
| Vacant Housing Units | 4.2% | 6.1% | 4.7% |
| Median Household Income | | | |
| 2019 | \$100,545 | \$93,168 | \$100,942 |
| 2024 | \$110,723 | \$104,863 | \$109,335 |
| Median Home Value | | | |
| 2019 | \$278,789 | \$306,556 | \$338,700 |
| 2024 | \$301,618 | \$340,713 | \$365,855 |
| Average Income Value | | | |
| Average Household Income | \$113,057 | \$111,579 | \$119,830 |
| Per Capita Income | | | |
| 2019 | \$36,116 | \$37,242 | \$37,773 |
| 2024 | \$43,302 | \$43,359 | \$43,299 |
| Median Age | | | |
| 2019 | 30.7 | 32.2 | 32.5 |
| 2019 Population 25+ by Educational Attainment | | | |
| Total | 9,096 | 54,178 | 122,236 |
| Less than 9th Grade | 1.6% | 1.6% | 1.5% |
| 9th - 12th Grade, No Diploma | 1.3% | 1.7% | 2.4% |
| High School Graduate | 13.3% | 13.1% | 13.4% |
| GED/Alternative Credential | 2.2% | 2.0% | 2.2% |
| Some College, No Degree | 23.4% | 25.1% | 25.3% |
| Associate Degree | 11.2% | 10.8% | 10.3% |
| Bachelor's Degree | 32.1% | 31.4% | 29.6% |
| Graduate/Professional Degree | 15.0% | 14.4% | 15.4% |

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2019 and 2024